



The Planning
Inspectorate

Overview of the Planning Act 2008 Process

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Information about the application process for Nationally Significant Projects



The Planning Inspectorate

- The Planning Inspectorate (PINS) is an agency of Department of Communities and Local Government (DCLG).
- **PINS Project Team:**
 - provide advice to applicants, communities, Local Authorities and others about how to take part in the process;
 - support the Examining Authority in the running of the examination.
- **Examining Authority:**
 - examines the application;
 - makes a recommendation to the Secretary of State.



Planning Act 2008: New, Novel and Different

Planning Act 2008

National Policy Statements (NPS)

'Single consents' regime

Early engagement

Statutory timetable

Inquisitorial process

Openness policy

Advice and guidance

Localism Act 2011

IPC abolished

2008 Act regime largely unchanged

Parliamentary approval of NPSs

Secretary of State (SoS) decisions in all cases

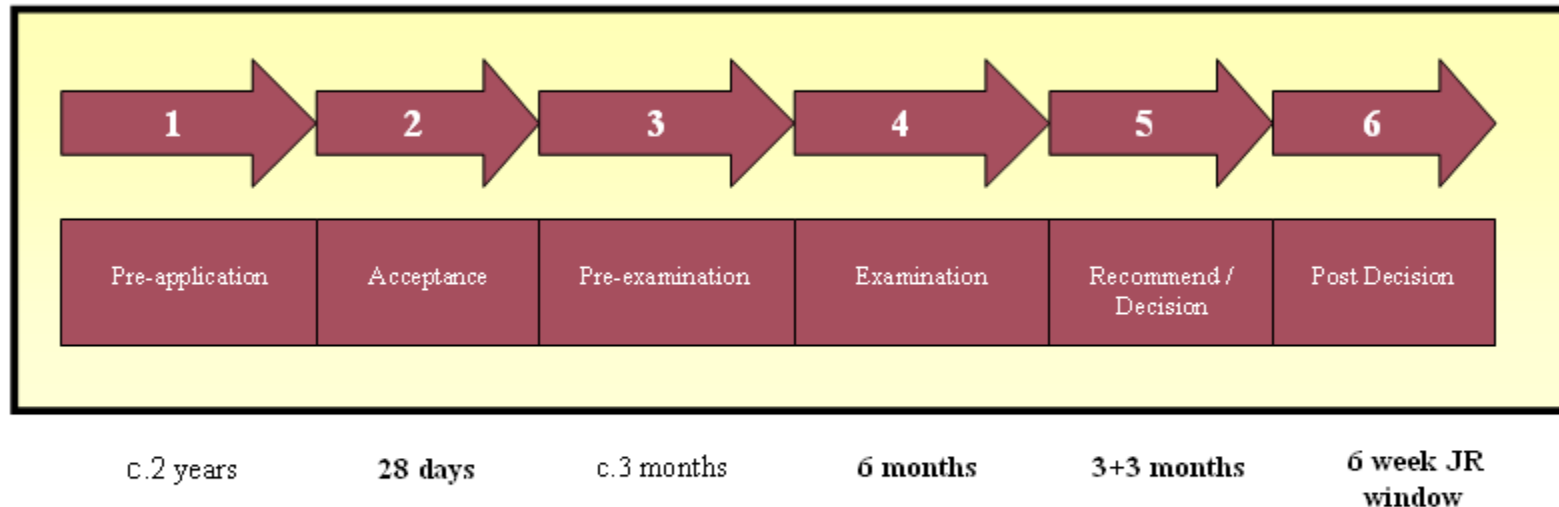
Growth and Infrastructure Act 2013

Some amendments to the 2008 Act regime including reducing the scope of Special Parliamentary Procedure

Extends the regime optionally, to certain business and commercial projects – No NPS



The Development Consent Process



Times in **bold** are statutory



Pre Application

- Depending on the elements this duration can vary although on average it is expected to take 1-3 years
- PINS encourage developers to share drafts of application documents for review: Draft DCO, Explanatory Memorandum, Book of Reference, Statement of Reasons (if compulsory acquisition), Consultation Report and plans
- PINS outreach programme explains the process and roles to different groups along with assisting parties to work collaboratively, particularly during the pre-application stage



Pre-application Work for Developers

- Total application: No shocks, no surprises!
- Environmental screening and scoping, PEI and ES
- Consultation with prescribed bodies (s42) and landowners (s44)
- Consultation with the community (SoCC and s47)
- Draft DCO
- Limited scope for amending applications post submission



Acceptance

- This begins when the developer submits the application to PINS
- PINS had 28 days to decide whether the application meets the standards to proceed to Examination
- During this stage, adequacy of consultation views from the relevant local authorities will be requested



Pre-Examination

- The public will be able to register with the PINS and provide a summary of their views of the application in writing
- Examining Authority appointed; initial assessment of principal issues made and draft examination timetable
- This Preliminary meeting – procedural meeting held to discuss how the Examination will be conducted



Examination

- Primarily undertaken by **Written Representations**
- However, **Hearings** may be held to supplement the written process.

These include:

- Open Floor;
- Issue-Specific; and
- Compulsory Acquisition



Recommendation / Decision

- Examining Authority recommendation within 3 months
- Secretary of State decision within 3 months
- The applicant and all Interested Parties will be informed of the decision by PINS



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.....Any Questions?

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